

PROJECT INFORMATION			
ZONE DISTRICT		C1 - REGIONAL BUSINESS DISTRICT	
USE		MIXED-USED, MULTIFAMILY PRIMARY	
SITE AREA		4.2 ACRES (181,060 SF)	
SITE DENSITY		35 DWELLING UNITS/ACRES	
UNIT COUNT		146 DWELLING UNITS	
BUILDING AREAS:			
MULTIFAMILY		83,771 SF	
MULTIFAMILY AMENITIES (INCL. LEASING)		6,623 SF	
COMMERCIAL (REQ. >5% OF RESIDENTIAL)		4,243 SF	
TOTAL		94,637 SF	
MULTIFAMILY UNIT MATRIX (40% AFFORDABLE)			
TYPE	AREA	COUNT	MIX
1 BEDROOM / 1 BATHROOM	495 SF	100	68%
1 BEDROOM + DEN / 1 BATHROOM	612 SF	22	15%
2 BEDROOM / 2 BATHROOM	831 SF	24	17%
TOTAL		146	

PROJECT INFORMATION	
REQUIRED PARKING	
RESIDENTIAL	
ONE BEDROOM (1.5X)	110
TWO BEDROOM (2X)	28
AFFORDABLE RESIDENTIAL	
ONE BEDROOM (1X)	49
TWO BEDROOM (1.5X)	15
COMMERCIAL	
4,243 SF (1 PER 200 SF)	21
TOTAL	223
PROVIDED PARKING	199 (10% REDUCTION)
PER UNIT RATIO	1.22 / UNIT
PER BEDROOM RATIO	1.05 / BEDROOM
PROVIDED PARKING	
ACCESSIBLE	5
RESIDENTIAL - SURFACE	98
RESIDENTIAL - GARAGE	18
RESIDENTIAL - PARALLEL	57
COMMERCIAL	21

PREPARED BY:

studio

PBA

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PREPARED FOR:

KLINGBEIL

CAPITAL MANAGEMENT

ATTN: JIMMY KUKRAL
DEVELOPMENT MANAGER
11990 GRANT ST. STE. 570
NORTHGLEN, CO 80233
203-252-7331 CELL

SKETCH PLAN DOCUMENTS FOR:

GALT WAY

2540 GALT WAY
LAFAYETTE, COLORADO

ISSUE	DATE
CITY SUBMITTAL	12/01/2022
INTENT TO DEVELOP	02/10/2023
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
FILE NAME:	

DRAWING SCALE:
INDICATED PER VIEW

PROJECT
INFORMATION

PROJECT NO. 20753-05BLCV

A.100



BUILDING 2, TYPE C, MIXED USE
LEVEL 1 - LEASING / COMMERCIAL
LEVEL 2 - RESIDENTIAL (14 UNITS)



PREPARED BY:



PREPARED FOR:



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11990 GRANT ST. STE. 570
NORTHGLEN, CO 80233
203-252-7331 CELL

SKETCH PLAN DOCUMENTS FOR:
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SITE PLAN

PROJECT NO. 20753-05BLCV

A.101

ISSUE	DATE
CITY SUBMITTAL	12/01/2022
INTENT TO DEVELOP	02/10/2023
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
FILE NAME:	

DRAWING SCALE:
INDICATED PER VIEW

MASSING
DIAGRAM

PROJECT NO. 20753-05BLCV

A.211

AERIAL VIEW LOOKING NORTHWEST



- SINGLE-FAMILY
RESIDENTIAL
(BLUE HERON
ESTATES)
- ROOF FORMS
NOT FINAL
- MULTI-FAMILY
RESIDENTIAL
- MIXED-USE
- COMMERCIAL

PROPOSED MULTIFAMILY
THREE-STORY, 35' HEIGHT LIMIT

PROPOSED RES. AMENITY
35' HEIGHT LIMIT

PROPOSED COMMERCIAL
35' HEIGHT LIMIT

EXISTING
OR UNDER CONSTRUCTION

AERIAL VIEW LOOKING SOUTHWEST

COMMERCIAL

ROOF FORMS
NOT FINAL

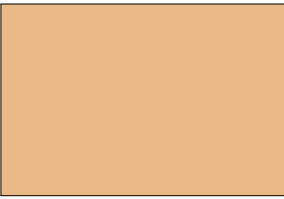
MIXED-USE

MULTI-FAMILY
RESIDENTIAL

SINGLE-FAMILY
RESIDENTIAL
(BLUE HERON
ESTATES)



PROPOSED MULTIFAMILY
THREE-STORY, 35' HEIGHT LIMIT



PROPOSED RES. AMENITY
35' HEIGHT LIMIT



PROPOSED COMMERCIAL
35' HEIGHT LIMIT



EXISTING
OR UNDER CONSTRUCTION

PREPARED BY:



PREPARED FOR:



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NORTHGLEN, CO 80233
203-252-7331 CELL

SKETCH PLAN DOCUMENTS FOR:

GALT WAY

2540 GALT WAY
LAFAYETTE, COLORADO

ISSUE	DATE
CITY SUBMITTAL	12/01/2022
INTENT TO DEVELOP	02/10/2023

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
FILE NAME:	

DRAWING SCALE:
INDICATED PER VIEW

MASSING
DIAGRAM

PROJECT NO. 20753-05BLCV

A.212